



16 GRANGE ROAD, BURLEY IN WHARFEDALE LS29 7HB

Asking price £425,000

FEATURES

- Fantastic Double Fronted Four Bedroom End Terraced House
- Two Large Reception Rooms, Both With Feature Bay Windows
- Valuable Downstairs WC, Whilst To The First Floor Is The Smart House Bathroom
- EPC Rating E / Tenure Freehold / Council Tax D
- Conveniently Located In The Heart Of The Village
- Kitchen And A Conservatory / Playroom Addition
- Four Bedrooms, With The Top Floor Bedroom Having Its Own En-Suite
- OFFERED WITH THE ADVANTAGE OF HAVING NO ONWARD CHAIN



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

4 Bedroom End Terraced House In The Heart Of The Village

Offered with the advantage of having NO ONWARD CHAIN, we are delighted to offer for sale this centrally and conveniently located double fronted end terraced house, with neat attractive and enclosed gardens. The property is an ideal home for a growing family wanting to be in the heart of the village, close to the Doctors, outstanding primary schools, shops, coffee shops etc, whilst also being within easy walking distance of Burley In Wharfedale train station. Sporting activities are also very close by including cricket, bowling green, football pitches and stunning countryside walks. The house itself commences with an entrance hall, there are two beautifully proportioned reception rooms, both with feature bay windows, a kitchen, valuable downstairs wc and a conservatory, which would also make for a great playroom. The first floor includes three of the four bedrooms and the house bathroom, whilst the final bedroom is located to the top floor and has its own en-suite facilities. Neat gardens surround the house with lawns, patio, vegetable garden, shrubs and bushes. To arrange your viewing of this very well proportioned home, please contact Shankland Barraclough Estate Agents.

The Accommodation...

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Entrance Hall

Via an outer door to the front elevation and the staircase to the first floor.

Sitting Room 17'2" x 12'2" (5.23m x 3.71m)

Modern gas fire inset to the chimney breast, feature bay window to the front elevation with a further window to the side throwing light in to this lovely reception room. Original moulded ceiling cornice and picture rails, cupboards to the alcove and a central heating radiator.

Dining Room 17'3" x 11'8" (5.26m x 3.56m)

Focal fireplace with a stove inset, built in cupboards to the alcove, a bay window to the front elevation and a central heating radiator. Moulded ceiling cornice and picture rails.

Kitchen 12'2" x 8'3" (3.71m x 2.51m)

Fitted wall and base units having worksurfaces over, a sink unit inset and tiled splash backs over. Integrated dishwasher, provision for a gas cooker and tiled flooring.

Utility & Downstairs WC

Plumbing for a washing machine, a low level wc and a wash hand basin. Electric heated towel rail and a window to the front elevation.

Conservatory / Playroom 10'4" x 9'3" (3.15m x 2.82m)

A great addition having tiled flooring, windows and French doors to the enclosed garden.

Cellar

Small cellar having power and light.

First Floor Landing

With access to the following rooms:

Bedroom 1. 14'10" x 12'6" (4.52m x 3.81m)

Having built in wardrobes, focal fireplace to the chimney breast, a central heating radiator and windows to the front elevation.

Bedroom 2. 12' x 10'5" (3.66m x 3.18m)

Central heating radiator and windows to the front elevation.

Bedroom 4 7'8" x 5'7" (2.34m x 1.70m)

Window to the front elevation and a central heating radiator.

House Bathroom

Fitted with a smart modern three piece suite in white comprising a panelled bath with a shower and a screen over, a wash hand basin and a low level wc. Complemented by tiled walls, a central heated towel rail, window to the front and an airing cupboard housing the central heating boiler.

Second Floor

Bedroom 3. 14'10" x 12'10" max (4.52m x 3.91m max)

Having built in storage to one wall, a pitched ceiling with a skylight window and a central heating radiator. Door to a loft storage area.

En-Suite

Pitched roof with a skylight window, three piece suite with a shower, wash hand basin and a low level wc. Electric heated towel rail.



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Gardens

A lovely feature of the house are the gardens that wrap around this home, which include private lawned gardens, a timber summer house and shed, patio area, vegetable garden and a lovely selection of shrubs and bushes. Parking is to the road, but potentially parking could be created to the side, similar to the neighbouring house across the road (subject to gaining the required planning approvals).

Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: On Street

Council Tax Bradford

City of Bradford Metropolitan District Council Tax Band D. For further details on Bradford Council Tax Charges please visit www.bradford.gov.uk or telephone them on 01274 432111.

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers. For further information please refer to: <https://checker.ofcom.org.uk>

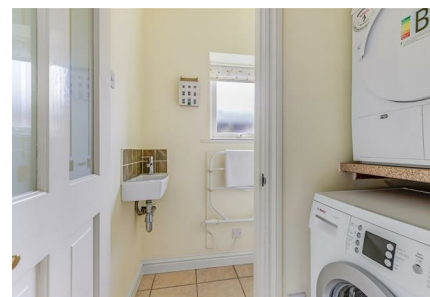
Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us info@shanklandbarraclough.co.uk or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm



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Mortgage Advice

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

Offer Acceptance & AML Regulations

Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

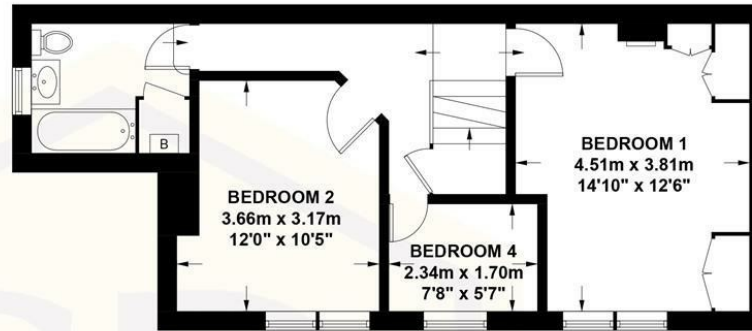


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This plan is for guidance only. It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2025.

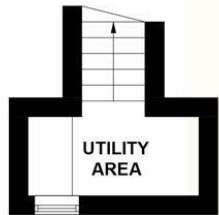


SECOND FLOOR

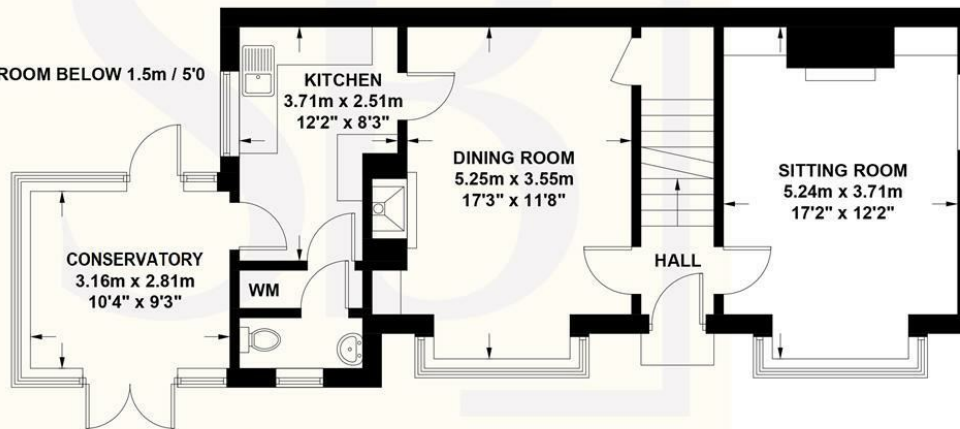


FIRST FLOOR

= REDUCED HEADROOM BELOW 1.5m / 5'0"



CELLAR



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	43	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



T: Call us on 01943 889010
E: info@shanklandbarracrough.co.uk
W: www.shanklandbarracrough.co.uk

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